

# Park Row



**Elizabeth Drive, Castleford, WF10 3RW**

**Offers In Excess Of £70,000**



FIRST FLOOR APARTMENT\*\* OPEN PLAN LIVING KITCHEN \*\* CLOSE TO LOCAL AMENITIES. Situated in Castleford this apartment briefly comprises: entrance hallway, open plan kitchen living room, bedroom and shower room. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER.





## GROUND FLOOR ACCOMMODATION

### Entrance

uPVC entrance door with double glazed frosted panel leading into:

### Entrance Hallway

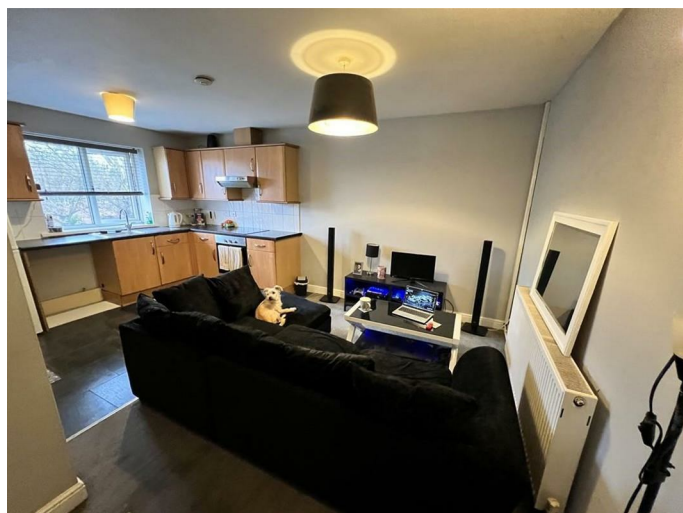
Stairs giving access to the first floor accommodation.

## FIRST FLOOR ACCOMMODATION

### Open Plan Living Room/Kitchen

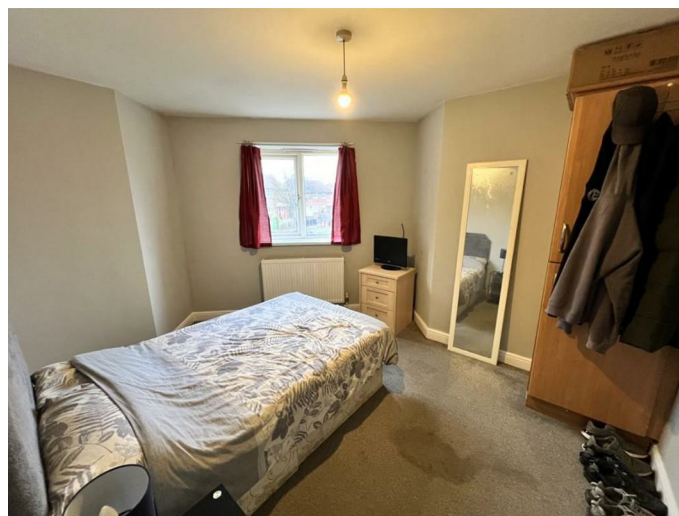
20'4" max x 16'9"ax (6.20 max x 5.13max)

Having base and wall units in a wood grain effect finish with decorative brushed steel handles, roll top laminated work top. Single drainer sink with chrome mixer tap over. Four ring electric hob with electric extractor over with built-in downlighters and fan assisted electric oven. Plumbing for automatic washing machine and uPVC double glazed window to the front elevation. Living room area has television point, central heating radiator and doors leading off.



### Bedroom One

13'7"ax x 11'5"ax (4.16max x 3.48max)



(Being irregular shape)

With uPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Two

9'5" x 5'6" (2.89m x 1.68m )

uPVC double glazed window to the front elevation and central heating radiator.

### Shower Room

7'5" max x 6'11" max (2.28m max x 2.13m max)



Having a white suite comprising: shower with sliding glass door with chrome fittings housing mains shower with chrome fittings and tiled to ceiling height. Close coupled w.c and pedestal wash hand basin, tiled to the half way point, chrome heated towel rail and uPVC double glazed frosted window to the side elevation. Built-in storage cupboard.

## Exterior



Allocated parking space.



## HEATING AND APPLIANCES.

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS.

**CALLS ANSWERED :**

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

**TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:**

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Leashold

Years remaining: 981 years

Annual Ground Rent: £212.00

Service Charge: £0

Local Authority: Wakefield council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: mains

Sewerage: mains


Water: mains

Broadband: ULTRAFast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## VIEWINGS.



Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.







**Approximate Floor Area**  
**565 sq. ft**  
**(52.45 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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